



Draft Sales Details Awaiting Vendors Approval

Harleston Road, Great Barr
Birmingham, B44 8RP

Offers Over £165,000

Great Barr

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Offered with no upward chain and great scope to improve, this two-bedroom end terraced property in Great Barr is an ideal purchase for First Time Buyers or investors.

Approached by a front garden with steps up to the porch, the downstairs accommodation consists of a large lounge with ample space to create a dining area. The kitchen area is located at the rear of this and contains an integrated sink, oven and hob. There is also a cupboard located under the stairs where the boiler can be found. Additionally, patio doors lead into the sun room which is a great size and is majority single glazed. Upstairs, there are two double bedrooms and the bathroom which consists of a WC, wash basin and bath with shower over.

Outside, there are steps down which lead to a large garden. This gas centrally heated and majority double glazed property must be viewed.





Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
END TERRACED
IDEAL FOR FIRST TIME BUYERS
LARGE REAR GARDEN

Large Lounge
7.35m (24'1") into bay x 3.59m (11'9") max

Kitchen Area
3.44m (11'3") x 1.30m (4'3")

Bedroom 1
4.59m (15'1") max x 3.34m (11')

Bedroom 2
3.38m (11'1") x 2.62m (8'7")

Bathroom
2.43m (8' 0") x 1.70m x (5' 7")

Sun Room
5.49m (18' 0") x 2.21m (7' 3")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 20th March 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

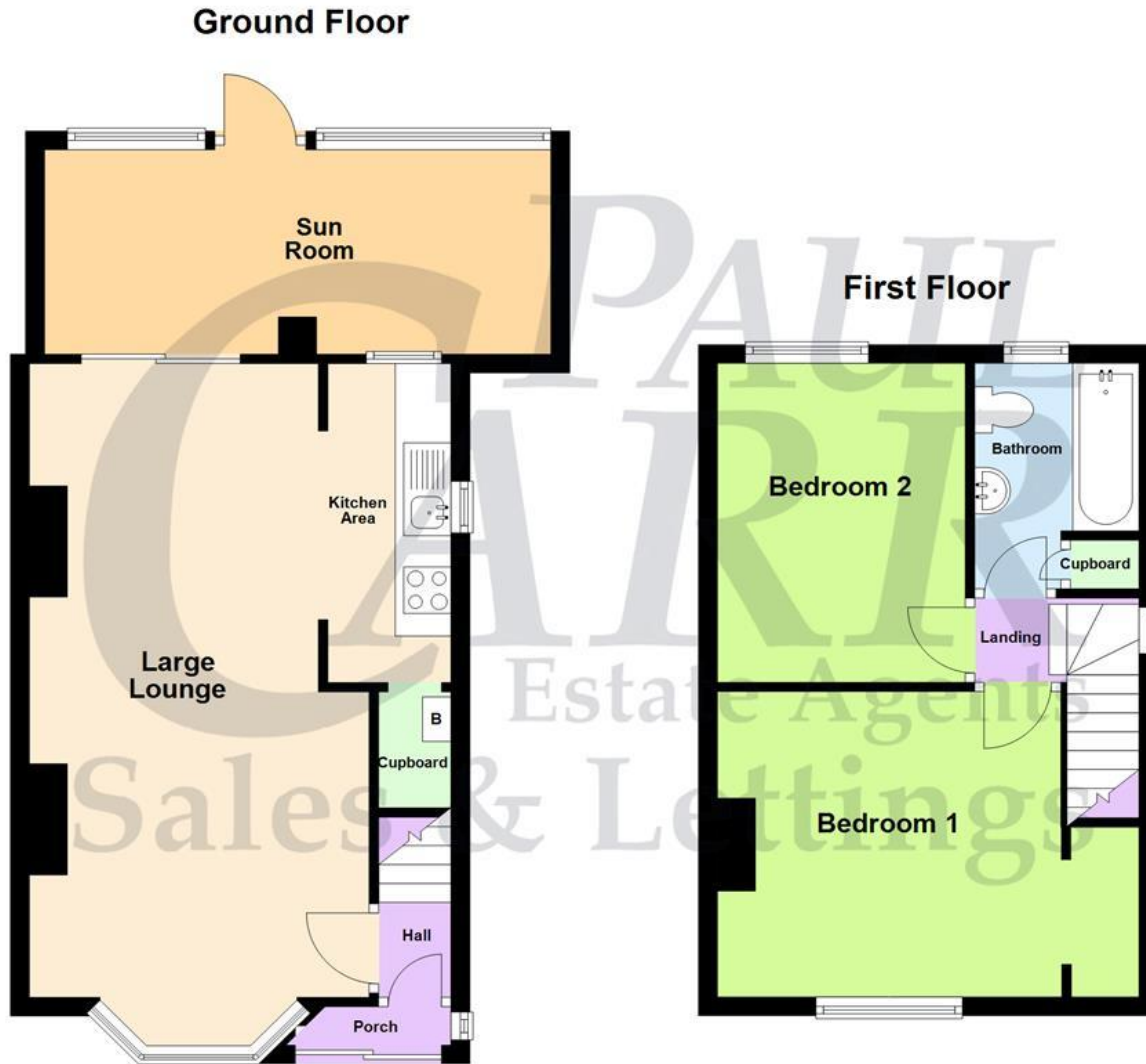
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

